

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

PJ's Total HOME Allocation Received: \$29,919,640

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	<div>87.17 %</div>	<div>91.66 %</div>	<div>13</div>	<div>91.92 %</div>	<div>21</div>	<div>20</div>	
% of Funds Disbursed	<div>84.74 %</div>	<div>86.54 %</div>	<div>11</div>	<div>82.65 %</div>	<div>50</div>	<div>50</div>	
Leveraging Ratio for Rental Activities	<div>8.92</div>	<div>7.13</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>94.74 %</div>	<div>1</div>	<div>81.09 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>86.31 %</div>	<div>81.36 %</div>	<div>4</div>	<div>68.72 %</div>	<div>84</div>	<div>79</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>99.19 %</div>	<div>93.25 %</div>	<div>2</div>	<div>79.93 %</div>	<div>94</div>	<div>91</div>	
% of 0-30% AMI Renters to All Renters***	<div>72.76 %</div>	<div>62.70 %</div>	<div>3</div>	<div>44.94 %</div>	<div>92</div>	<div>88</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00 %</div>	<div>99.05 %</div>	<div>1</div>	<div>94.87 %</div>	<div>100</div>	<div>100</div>	
Overall Ranking:			In State: <div>2 / 14</div>	Nationally: <div>98</div>	<div>98</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$26,231</div>	<div>\$25,149</div>		<div>\$25,717</div>	<div>492</div> Units	<div>53.30 %</div>	
Homebuyer Unit	<div>\$19,992</div>	<div>\$19,814</div>		<div>\$14,669</div>	<div>154</div> Units	<div>16.70 %</div>	
Homeowner-Rehab Unit	<div>\$43,442</div>	<div>\$20,352</div>		<div>\$20,391</div>	<div>104</div> Units	<div>11.30 %</div>	
TBRA Unit	<div>\$309</div>	<div>\$1,713</div>		<div>\$3,201</div>	<div>173</div> Units	<div>18.70 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$118,613	\$144,768	\$43,992
State:*	\$115,696	\$109,776	\$25,257
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	4.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	81.1	77.9	90.4	97.1	Single/Non-Elderly:	22.4	16.2	20.2	15.6
Black/African American:	3.9	1.9	1.9	0.0	Elderly:	39.4	1.9	58.7	0.6
Asian:	3.0	9.1	1.0	0.0	Related/Single Parent:	27.8	35.1	8.7	80.3
American Indian/Alaska Native:	1.0	1.9	1.9	0.0	Related/Two Parent:	6.9	40.9	11.5	3.5
Native Hawaiian/Pacific Islander:	5.5	0.6	0.0	0.0	Other:	3.5	5.8	1.0	0.0
American Indian/Alaska Native and White:	0.4	0.0	1.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	1.0	0.0					
Asian/Pacific Islander:	2.4	1.9	1.0	0.6					
ETHNICITY:									
Hispanic	2.2	6.5	1.9	2.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	55.9	17.5	51.9	1.7	Section 8:	54.5	0.0 [#]		
2 Persons:	18.5	26.0	32.7	43.9	HOME TBRA:	2.0			
3 Persons:	12.6	24.0	5.8	32.4	Other:	12.8			
4 Persons:	8.7	16.9	4.8	14.5	No Assistance:	30.7			
5 Persons:	3.0	7.8	1.0	7.5					
6 Persons:	1.0	6.5	2.9	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.2	0.6	1.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			513	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 98
(Percentile)

State Rank: 2 / 14 PJs

Overall Rank: 98
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	86.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	99.19	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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